



**Beau Gardens, Marton-In-Cleveland,  
Middlesbrough, TS7 8EN  
5 Bed - House - Detached  
Offers Over £465,000**

**Council Tax Band: F  
EPC Rating: B  
Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Beau Gardens, Marton-In-Cleveland, TS7 8EN

Built by Avant to the impressive 'Kirkham' design, and positioned on a favourable corner plot, this handsome, five bedroom property delivers impressive and stylish living space, certainly deserving of early inspection.

The stunning open-plan kitchen/dining/living space across the rear feel like the 'hub' of the home, with a fabulous kitchen range, island, Integrated Fridge freezer & dishwasher, two Neff Slide & Hide ovens and an AEG 5 ring gas hob and feature bi-fold doors opening to the attractive rear garden. Another quality feature is the quality bathrooms, all brought to a high standard, synonymous of the Avant brand, consisting of the family bathroom, two ensuites, and the cloakroom/WC.

Briefly, the accommodation comprises an entrance hall, lounge , kitchen/diner/family space, utility and cloakroom/WC to the ground floor, The first floor offers five bedrooms, four being generous doubles, and two with ensuite, one being the 'Master' which also enjoys a walk in wardrobe, and the impressive family bathroom. Bedrooms 2,3 & 4 have fitted wardrobes.

The front garden is mainly lawned with a double width tarmac drive leading to the integral double garage. path to entrance. The enclosed rear garden affords a good degree of privacy, the sunny patio areas and complimented with well stocked borders and artificial turf.

## GROUND FLOOR

### ENTRANCE HALLWAY

LOUNGE  
18'3 x 12'3

### DOWNSTAIRS TOILET

KITCHEN / LIVING / DINING AREA  
35'9 x 12'6

UTILITY  
6'10 x 5'11

## FIRST FLOOR

### LANDING

BEDROOM 1 ( REAR)  
13'7 x 10'11

### ENSUITE

BEDROOM 2 ( FRONT)  
14'3 x 9'4

### EN SUITE

BEDROOM 3 (FRONT)  
13'7 x 10'11

BEDROOM 4 ( REAR)  
10'6 x 10'2

BEDROOM 5 ( REAR)  
10'2 x 7'5

### FAMILY BATHROOM

### EXTERNALLY







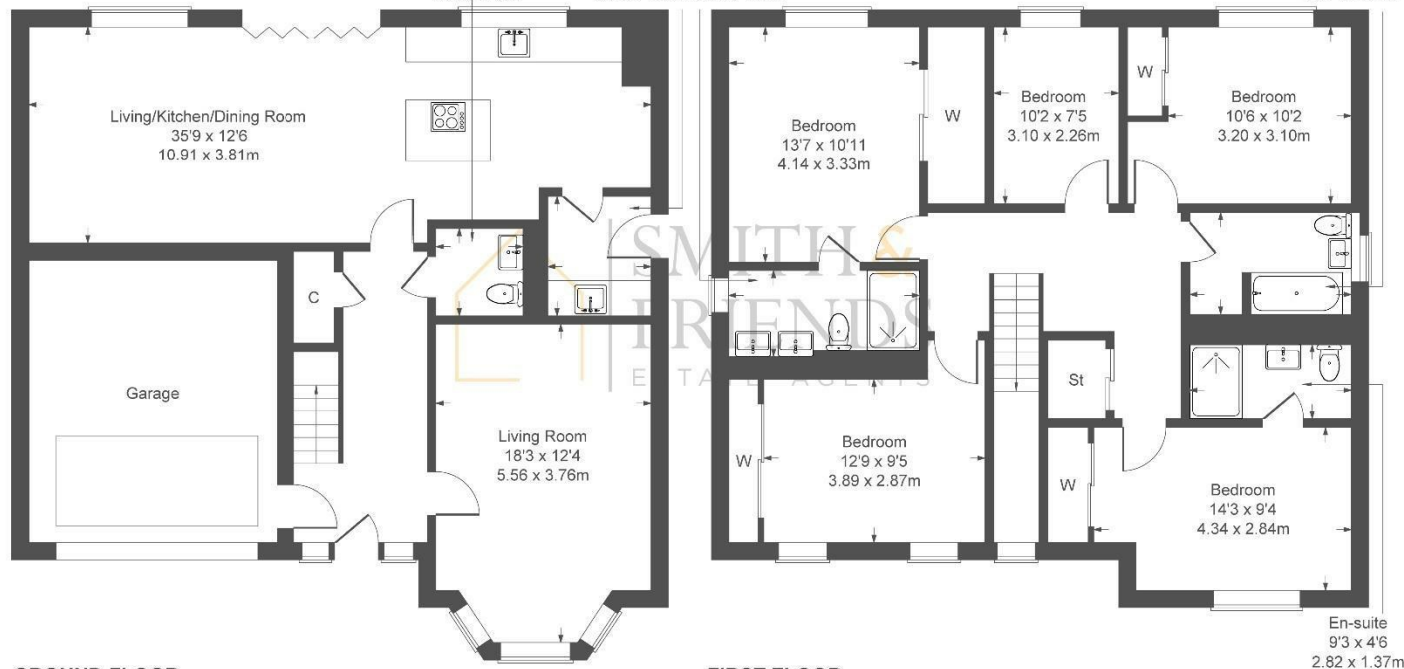
## Beau Gardens

Approximate Gross Internal Area

2204 sq ft - 205 sq m

WC 5'3" x 5'0" 1.60 x 1.52m  
Utility Room 6'10" x 5'11" 2.08 x 1.80m  
En-suite 11'3" x 4'6" 3.43 x 1.37m

Bathroom 8'3" x 7'3" 2.51 x 2.21m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 96        |
| (81-91) <b>B</b>                            | 83      |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

26 Stokesley Road, Marton, Middlesbrough, TS7

8DX

Tel: 01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk

